

Ladygate Lane

Ruislip • Middlesex • HA4 7RD
Offers In Excess Of: £400,000



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Offered to the market with no onward chain, this two bedroom terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Requiring renovation throughout, the accommodation is arranged over two floors and comprises an entrance hall, fitted kitchen and a spacious living room with direct access to the rear garden. Upstairs, there are two bedrooms and a shower room.

The property offers great potential for improvement and would make an ideal purchase for first time buyers, investors or those seeking a project. Externally, there is a private rear garden and the added benefit of a garage located in a nearby block behind the property, providing valuable storage or parking. Early viewing is recommended to appreciate the scope and potential on offer.

Chain free

Terrace property

Two bedrooms

Living room

Kitchen

Family bathroom

Garden

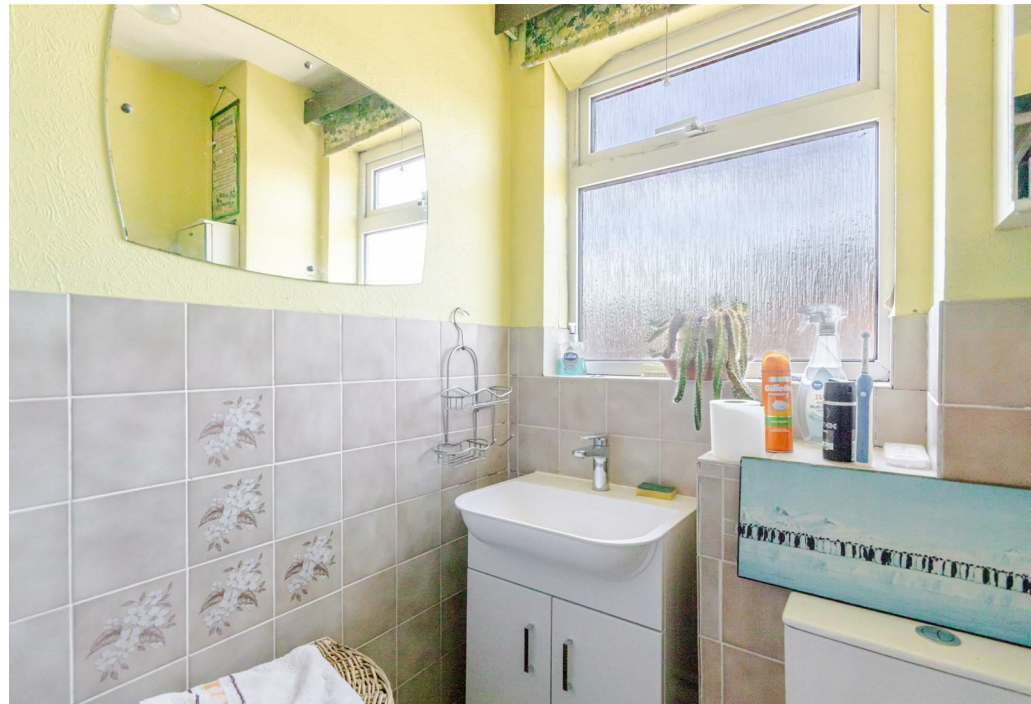
Garage

Close to highly rated local schools

Viewing recommended

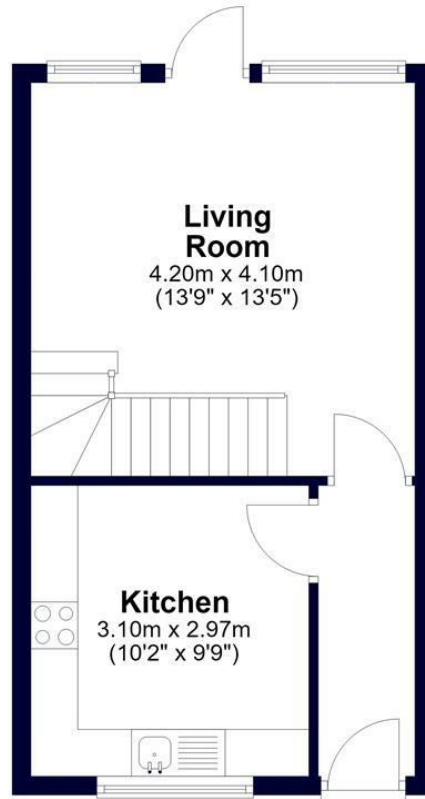
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





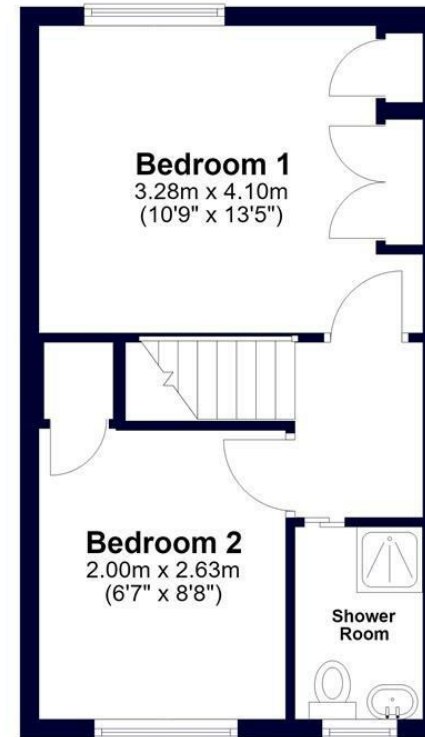
Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 60.7 sq. metres (653.2 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.